

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

June 18, 2009



FP 09-04: proposed Final Plat of Cameron Ranch Subdivision (ETJ)

SIZE AND LOCATION: 5.27 acres of land out of G.H. Coleman Survey, A-10 located north of the intersection of FM 2223, and FM 974 in the extraterritorial jurisdiction (ETJ) of the City of Bryan in Brazos County, Texas

EXISTING LAND USE: Commercial - Retail

APPLICANT(S): Nick Phillipello Jr.

AGENT: Garrett Engineering

STAFF CONTACT: Randy Haynes, Staff Planner



PROPOSED SUBDIVISION:

This final plat creates two new lots on this 5.27 acre tract. In a related request, the property owner/applicant is requesting approval of an exception from the Subdivision Ordinance requirement that water systems serving subdivisions in Bryan's ETJ shall meet flow requirements in accordance with the International Fire Code (case no. PE 09-04). That request is also scheduled for consideration by the Planning and Zoning Commission on June 18, 2009. Staff recommends approving that exception request. Water service is provided by Wickson Creek Special Utility District and on-site septic systems are currently utilized on this property. With approval of the aforementioned exception to the Subdivision Ordinance, this proposed final plat will comply with all applicable codes and ordinances.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed final plat **contingent upon** prior approval of Planning Exception, case number PE 09-04.